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**NOTIFICATIONS BY GOVERNMENT**

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT**

**(I1)**

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM CONSERVATION USE ZONE TO INDUSTRIAL USE ZONE IN NELAPATLA (V), CHOUTUPPAL MANDAL, NALGONDA DISTRICT - CONFIRMATION.

*[G.O.Ms. No. 15, Municipal Administration & Urban Development (I1), 28th October, 2014.]*

In exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Metropolitan Development Plan - 2031, as required by sub-section (3) of the said Section.

**VARIATION**

The site to an extent of 5 Acres 5 guntas in Survey No. 94/AA at Nelapatla (V), Choutuppal Mandal, Nalgonda District, which is presently earmarked for Conservation use zone in the notified Metropolitan Development Plan - 2031 of Choutuppal Mandal is designated as Industrial use zone, **subject to the following conditions:**

1. that the applicant shall pay development charges to Hyderabad Metropolitan Development Authority as per rules in force, before issue of final orders.
2. that the applicant shall pay balance processing fee to Hyderabad Metropolitan Development Authority before issue of final orders.
3. that the development charges are not paid within thirty days, the orders of change of land use will be withdrawn without any further notice.

4. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
5. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
6. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
7. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
8. that the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
9. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
10. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
11. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc., and they will be responsible for any damage claimed by any one on account of change of land use proposed.
12. that the change of land use shall not be used as the proof of any title of the land.
13. that the change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
14. that the owner / applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
15. that the owner / applicant shall develop the BT roads free of cost as may be required by the local authority.
16. that the applicant shall provide 6 Mtrs green buffer towards designated Conservation use in order to segregate Industrial activity from the Conservation activity.
17. that the applicant shall maintain green belt along the H.T. Tower line as per the regulations in force.
18. that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

#### **SCHEDULE OF BOUNDARIES**

**NORTH** : Existing 40'-0" wide gravel approach road.

**SOUTH** : Poultry farm in Sy.Nos. 305 & 306 of Swamulavari Lingotam Village.

**EAST** : Open land in Sy.No. 94/P of Nelapatla Village.

**WEST** : Open land in Sy.Nos. 95 and 96 of Nelapatla Village.

**Dr. S.K. JOSHI,**  
*Principal Secretary to Government.*